

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
DRAFT RESOLUTION

A RESOLUTION OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING A CERTIFICATE OF APPROVAL, PLN11-0247, FOR THE EXTERIOR ALTERATION OF A CONTRIBUTING STRUCTURE IN THE PARK STREET COMMERCIAL HISTORIC DISTRICT LOCATED AT 1505-1507 PARK STREET.

WHEREAS, an application was made on August 9, 2011 to alter a contributor to a Historic District; and

WHEREAS, application was complete on August 9, 2011; and

WHEREAS, the General Plan designation is Community Commercial; and

WHEREAS, the Zoning classification is Community Commercial Theatre; and

WHEREAS, the proposal is Categorically Exempt Class 31 from CEQA, Guidelines, Section 15331 – Historical Resource Restoration/Rehabilitation; and

WHEREAS, the Alameda Municipal Code 13-21.5 the Historical Advisory Board shall determine whether to issue a Certificate of Approval for repairs and alterations of a Historical Monument or pre-1942 structure, with or without conditions of approval, based on whether plans and specifications meet the standards established by the Historical Advisory Board and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the Board has made the following findings:

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

No change to the historic use as a retail space and restaurant are proposed.

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

The proposed alterations do not negatively impact the historic character to the property. No historic materials will be altered or removed. In fact, the removal of non-historic T-111 siding and installation of ceramic tile on the bulkhead will harmonize the historic character.

- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

No conjectural features or architectural elements from other buildings will be applied to this building.

- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

The non-original neon sign will be refurbished and not removed.

- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**

No distinctive features, finished, and construction techniques will be removed.

- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**

All deteriorated historic features will be repaired. Replacement of the bulkhead with new tile will match the old design.

- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

No sandblasting, or chemical or physical surface cleaning of structures will occur.

- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

No ground excavation is proposed at this location and no significant archeological resources are expected in this immediate location.

- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

No exterior alterations, such as the inclusion of terrazzo tile, new bulkhead tile, or new awnings, will destroy historic materials that characterize the property. The proposed alterations are compatible in massing, size, scale with the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The removal of terrazzo tile, bulkhead tile, and awnings can be undertaken in such a manner that would not impact the form and integrity of the historic property.

THEREFORE BE IT RESOLVED that the Historical Advisory Board of the City of Alameda hereby grants Certificate of Approval, PLN11-0247 with the following conditions:

1. This Certificate of Approval shall terminate three (3) years from October 6, 2011, unless actual demolition under a valid permit has begun.
2. In the case that the windows require replacement, they shall be reviewed and approved by Planning staff prior to submitting for a building permit.
3. Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda and their respective agents, officers or employees to attack, set aside, void or annul, any approval or related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.
